

Full Application for CPA Funding

Submit to: Community Preservation Committee

Wellesley Town Hall
525 Washington Street
Wellesley, Massachusetts 02482
Email: cpc@wellesleyma.gov

Name of Applicant/Contact Person

Wellesley Historical Society

George A. Roman or

John G. Celi

Sponsoring Organization, if applicable.

Wellesley Historical Society

229 Washington Street

Wellesley, MA 02481

Mailing Address 17 Stanford Road, Wellesley

64 Brook Street, Wellesley

Daytime Phone 781.237.1839

781.235.0538

Email georgroman@aol.com

john.g@celi.com

Name of Proposal

Preliminary study to determine the feasibility of rehabilitating and expanding the headquarters of the Wellesley Historical Society in the Dadmun-McNamara House by adding approximately 5,000 square feet.

Date

December 20, 2009

CPA Category: ☒ Historic Preservation

CPA Funding Requested \$ 24,500.00 **Total Cost of Proposed Project \$** 24,500.00

PROJECT DESCRIPTION: In describing the project, please include detailed answers to the following questions. Applications will be returned as incomplete if all relevant requested information is not provided. Include supporting materials and exhibits as necessary.

1. **Goals:** What are the goals and purposes of the proposed project? Who will benefit and why? How will success be measured?

The goal of the proposed project is to study the feasibility of rehabilitating and expanding the Dadmun-McNamara House, which is headquarters to the Wellesley Historical Society, for the purpose of providing adequate space for the Society to pursue its mission of serving as the historic resource center for the Town of Wellesley, to provide adequate facilities for preservation and storage of the collections, for research and educational programs, and to make the collections accessible to the residents of the Town. The intention is to comply with standard museum practices for exhibits and storage of the collections of the Wellesley Historical Society enabling the Society to stay true to its mission.

Since its founding in 1925, the Wellesley Historical Society has existed to serve the Town of Wellesley by collecting, preserving, and displaying historic artifacts related to the Town's history. It is a busy, vibrant organization, bursting at the seams with memorabilia from several generations of Wellesley residents, engaged with the community, and always striving to maximize its outreach for the benefit of the Town. As part of its mission, the Society seeks to use its collections as educational and research resources for the community; however, this part of its mission is at risk, as lack of storage space has reached a critical juncture, limiting the Society's ability to properly sort through, inventory, and catalogue currently owned items as well as new items that are offered to the Society. All but one room in the Dadmun-McNamara House is used at least partially for collection storage, making it all but impossible to display our collections and requiring all programs to be held elsewhere. The room that is not being used for storage is used for the Tollhouse Shop. In addition, the Society's current facility is not handicapped accessible.

Wellesley citizens of all ages stand to benefit from this project. If the Society undertakes the feasibility study and the outcome is positive, then the foundation will be laid for ameliorating the Society's critical space needs and adding proper preservation storage for the collections, including climate controls. The rehabilitation and expansion will enhance the Society's educational outreach, by providing requisite space for research and for displaying the Society's collections.

The Society needs to pursue a feasibility study as a first step toward providing adequate space. If the study determines that adequate space can be provided through rehabilitation and expansion of the Dadmun-McNamara House, then the Society will be in a position to pursue that option. If the study determines that adequate space cannot be provided, then the Society will be in a better position to move to the next level in its quest for adequate space. In any case, the Town will be well served as the Wellesley Historical Society comes closer to meeting its mission of making its historical resources accessible to all the citizens of the Town.

2. *Community Need:* Why is this project needed? Does it address needs identified in existing Town plans?

The Wellesley Historical Society is the custodian of many collections relating to Wellesley's history including: the Denton butterfly and moth collection, archives, photographs, maps, costumes and textiles, art, and a library consisting of works authored by and/or written about Wellesley residents. While serious efforts are being made to properly house these collections, this project is needed because storage and controlled environmental conditions are inadequate. Temporary fixes have been implemented — window air conditioning units, two dehumidifiers, a fan in the basement and UV blocking film stapled to windows. Shelving to store artifacts has been installed in what used to be exhibit space. The Society has made great strides since a new Executive Director was hired four years ago. A new Collections Policy was written and approved by the Society's Board of Directors. Private monies were raised (\$35,000) to inventory, catalog and re-house the Costume and Textile Collection, which was deteriorating due to lack of proper storage. Master's degree students in public history at Northeastern University on a volunteer basis have processed manuscript collections, inventoried the framed art collections, and entered collection information into the Society's database. The Society has many collections, however, that have not been inventoried or catalogued, such as the maps, photographs, other manuscript collections, objects, etc. Five years ago the Historical Society's board completed a long range plan. The Facilities Planning Committee of the board, working in accordance with the long range plan, has methodically evaluated space requirements. The Society is at a crossroads. To fulfill its mission, it is imperative for the Society to alleviate the cramped conditions at its headquarters.

Regarding the question as to whether any Town plans identify needs addressed by this project, it is important to note that historical preservation is a theme that the Town of Wellesley values. To

the extent that the Town plans are based on the proposition that preservation is a Town goal, that goal is met both by the rehabilitation of the Dadmun-McNamara House itself and by the preservation of the Town's history through the collections and memorabilia and preserved in the Society's archives .

3. Community Support: What is the nature and level of support and/or opposition for this project?

We believe there is wide support for this project, based on the consistent interest in the community for Wellesley Historical Society's programs and other offerings. For example, we consistently attract substantial audiences to our programs at the Library; we consistently draw a crowd for our Holiday Junction display in town during the winter holidays; we consistently have buyers for our annual historical calendar; we have a vibrant following for our Tollhouse Shop; and we are the beneficiaries of over 1000 members and supporters. While most people are not yet aware of our application to the CPC, the demonstrated consistent interest in the organization gives us ample reason to believe that we will have much support in the community once this information becomes more available.

The Friendly Aid Association, which owns the land on which the Dadmun-McNamara House is located, has stated its support for this project (see letter in attachment 1). We are now in the process of reaching out to other Town organizations, Town departments, and individuals to let them know of our space needs and our hope to pursue a feasibility study. We would be happy to report back to the CPC as further statements of support materialize. To the best of our knowledge, there is no opposition.

Refer to Attachment 2, Town support for Wellesley's History from Wellesley Comprehensive Plan (2007-2017 Update)

4. Budget: What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified and back-up documentation provided. Distinguish between hard and soft costs. (NOTE: CPA funds may NOT be used for maintenance.) Include a multiple-year budget, if appropriate.

Proposed cost analysis:

- Topographical survey	\$ 3,000.00
- Utilities survey	1,500.00
- Preliminary architectural design including floor plans and exterior elevations.	16,000.00
- Preliminary engineering analysis	1,500.00
- Three dimensional rendering	1,500.00
- Cost estimates	1,000.00
Total	\$24,500.00

Appropriate proposals/bids will be obtained during the project.

Please note: Since the Society's annual budget is raised on a year to year basis by donations; the Society must look for community support for anything outside its normal operating expenses. It is the Society's hope that the community of Wellesley, through the CPC, can help it attain its goals.

5. **Funding:** What funding sources are available, committed or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.

WHS has and will continue to receive pro bono professional services from its members.

6. **Timeline:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.

Obtain proposals from consultants and assemble the project team	4 Weeks
Topographical and utilities survey	4 Weeks
Preliminary architectural design & engineering analysis	20 Weeks
Three dimensional rendering and cost estimates	4 Weeks

7. **Implementation:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?

The Facilities Planning Committee will oversee the selection of the project team. George A. Roman A.I.A. is on this committee. George is the principal architect of George A. Roman & Associates, a firm he founded in 1971. The firm is located in Wellesley and has wide experience in historic preservation and expanding existing structures. George is past president and long time board member of the Wellesley Historical Society. He has also served on various Town boards, including serving as chairman of the original Historic District Commission.

8. **Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a detailed five year budget.

N/A

ADDITIONAL INFORMATION: Provide the following additional information, if applicable.

9. **Further Documentation:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

The Wellesley Historical Society has a long term ground lease with the Wellesley Friendly Aid Association for the land on which the Dadmun-McNamara House is located. The present lease extends through March 31, 2074. Copy of complete lease is available. Copy of the front page of the lease is attachment 3.

10. **Feasibility Reports:** Any feasibility reports, renderings or other relevant studies and materials

N/A

11. **Historical Preservation:** documentation that the proposed project meets at least one of the Wellesley Historical Commission's three conditions for funding.

Refer to Attachment 4, Historical Preservation

Refer to approval by the Wellesley Historical Commission submitted to CPC for this study.

12. **Zoning Compliance:** Evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.

This type building occupancy complies with zoning requirements for this site. Compliance with other requirements will be part of feasibility study.

13. **Basis of Eligibility for CPA Funds:** By State Statute, the Town may expend Community Preservation funds to

- Acquire, preserve, rehabilitate and restore historic resources.

Please describe the basis under which the proposed project qualifies.

Preserve and rehabilitate historic resources.

Other Information: Any additional information that might benefit the CPC in consideration of this project, including information which is responsive to the CPC's Decision Guidelines and is not otherwise covered in this Application. The Decision Guidelines are set forth in the "Overview" section of the Community Preservation Plan which appears in the CPC Webpage at www.wellesleyma.gov.

14. Attachments:

Letter of project support from Friendly Aid Association

Town support for Wellesley's History from Wellesley Comprehensive Plan (2007-2017 Update)

Long term lease with Friendly Aid Association

Historical Preservation

Wellesley Historical Society's Informational Document

Attachment 1 Letter of project support from Friendly Aid Association

From: <angelikangino@aol.com>
Date: Fri, 8 Jan 2010 21:00:18 EST
To: <mpadley@comcast.net>
Subject: Re: CPC Application for a Feasibility Study

Dear Mr. Padley, We approve of your plan to explore the feasibility of rehabilitating the Dadmun-McNamara house and building a 5,000 square foot addition. Sincerely, Angelika Angino, President, Wellesley Friendly Aid Association

Attachment 2 Town support for Wellesley's History from Wellesley Comprehensive Plan (2007-2017 Update)

Promote public awareness of Wellesley's history and the benefits of historic preservation. The loss of older buildings appears to have stimulated interest in the preservation of community character. The Planning Board's February 2004 survey found that 79% of resident and government respondents believed that "neighborhood character" was an "essential/very important" characteristic of Wellesley and 67% of resident respondents agreed with the statement "I would love to see more historic buildings preserved in Wellesley." These responses suggest that Wellesley residents are growing increasingly concerned about the destruction of cultural resources that define the Town's character and enhance its quality of life. However, historic preservation advocates in Wellesley face the challenge of lack of public awareness about what makes a property historic and the impact of historic designations. Preservation activities have also been hindered by owner resistance to creation of new historic districts or designation of individual properties.

Attachment 3 Long term lease with Friendly Aid Association

(First page attached)

Attachment 4 Historical Preservation

Historic preservation proposals brought before the CPC must meet at least one of the following conditions:

- The property or site is on a State or National Historic Register or is eligible for placement on such a register;
- **The property, site, document or artifact has been determined by the Wellesley Historical Commission to be significant in the history, archaeology, architecture or culture of the Town; or**
- The property or site is within a Wellesley Historic District or Neighborhood Conservation District.

Attachment 5 Wellesley Historical Society's Informational Document

(Attached)